

**WILLIAMSBURG
ARCHITECTURAL REVIEW BOARD MINUTES
Tuesday, July 12, 2005**

CALL TO ORDER AND ATTENDANCE

The regular semimonthly Architectural Review Board meeting was held on Tuesday, July 12, 2005, at 6:30 p.m. in the third Floor Conference Room of the Municipal Building.

Chairman Williams called the meeting to order. Present in addition to Mr. Williams were Board members Mr. Lane, Mr. Spence, Mr. Hertzler and Mr. Watson. Absent was Board member Klee. Also present was Zoning Administrator Murphy.

ARB #05-054 Daniel/112 Shirley Avenue – Exterior Change (Replace Asbestos Siding with Hardiplank) – Approved.

ARB #05-057 G-Square Inc/222 North Boundary Street – Exterior Change (Reroof building with Architectural Grade Shingles) – Approved.

ARB #05-055 Jones/99 Walnut Hills Drive – Addition to single-family dwelling – Approved.

ARB

SIGN #05-020 Patriot Collision Center/217 Second Street – Freestanding and Building Mounted Signs – Approved.

ARB

SIGN #05-021 The Imperial Building/501 Prince George Street – Directory Sign – Approved.

ARB

SIGN #05-022 Camelot Bears/3044-6 Richmond Road – Building Mounted Sign – Approved.

Mr. Williams motioned to approve the consent agenda as presented.

Recorded vote on the motion:

Aye: Mr. Lane, Mr. Williams, Mr. Spence, Mr. Hertzler and Mr. Watson.

Nay: None.

Absent: Mr. Klee.

Abstain: None.

CORRIDOR PROTECTION DISTRICT

ARB #05-056 High Street at Williamsburg/Richmond Road

Daniel Aston, Roseland Property, Jack O'Brien, Architect, and Aubrey Brock, Humphrey Associates presented their request noting the following changes to the elevations based on comments received at the meeting in June:

- Building 1 – centered the windows and doors on the east elevation and added windows to the north elevation as suggested by staff.
- Building 2 – added variations to the brick pattern on the west and north elevations to break up the mass of the building.
- Building 3 – noted the balconies may be removed due to the second and third floors being used as retail or office space.
- Building 4 – added a two inch recess and variations to the brick pattern on the north elevation to break up the mass of the building.
- Building 5, 6, 7 – added variations to the brick pattern on the south, north and west elevations to break up the mass of the building.
- Building 8 – added a recess well for mechanical equipment on the roof.
- Building 9 – added windows to the north elevation as suggested by staff. Also added chimneys from the original drawings.
- Building 10, 11 – added variations to the brick and headers to break up the mass on the south elevation. Added windows for a portion of the south elevation that is visible from Richmond Road as suggested by staff.
- Building 12 – added windows to the south elevation which is visible from Richmond Road to break up the blank wall. Staff requested headers being added to the windows which were agreed upon by the architect.
- Building 13 – Added windows to the east and west elevations.
- The applicant would return for any changes to the elevations due to tenant requirements or building code requirements as necessary.
- The applicant will construct mockups of the proposed walls with Board members being given the opportunity to approve the final brick and colors selections for the buildings.

A discussion followed with Board members suggesting the following being looked at in further detail:

- The dormers on the smaller buildings 2, 5, 6 and 7 appear too small with removal being an option if the proportions are not correct to the scale of the buildings.
- Investigate the addition of windows to the ends of Building 3 similar to those on Building 13.

Mr. Aston noted the following about the project:

- It will take about 3 to 3.5 years for construction of the project with construction starting on the site work in late September 2005.
- The retail, apartments, town homes and one condo building will be constructed in the first phase. The town homes would probably be constructed six units at a time.
- The theatre will be completed by the fall 2006.

Board members thanked the applicant for the presentation and thoughtfulness given to this project.

Mr. Williams motioned to approve the application conditioned upon the following:

- Dormers on Buildings 2, 5, 6, 7 being reviewed as discussed at the meeting.
- Headers being included on the windows on the south elevation of Building 12.
- Future changes to the building elevations being reviewed by the Board.
- The selection of brick and colors for the building being submitted for approval when the details (mock-ups) have been finalized.
- Dumpster enclosures and other site elements such as light fixtures, patio furniture, retaining walls, signage and awnings being submitted for approval when the details have been finalized.

Minutes June 28, 2005

The minutes were approved as presented.

Mr. Williams gave a brief update on the Architectural Review Board Design Guidelines Subcommittee meeting.

There being no further business, the meeting adjourned at 8:15 P.M.

Carolyn A. Murphy
Zoning Administrator